

This Instrument Was Prepared By:

Laura Caban

TIMIOS, INC.

5716 Corsa Ave, Ste 102

Westlake Village, CA 91362

File No.: 08-00653420

Tax Folio No.: 32-40-19-018-0020-00308/0

SPECIAL WARRANTY DEED

THIS INDENTURE, made this *27th* day of *November*, 2011 between **PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO FIDELITY FEDERAL BANK AND TRUST** whose post-office mailing address is 3232 Newmark Dr, Miamisburg, OH 45342, hereinafter called the Grantor, and **ANTHONY TROMBA and CAROL TROMBA**, husband and wife as joint tenants, whose post-office mailing address is 5601 Hwy A1A Unit 203S, Vero Beach, FL 32963, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in INDIAN RIVER Florida, viz:

LEGAL DESCRIPTION

Legal Descriptions:

All that certain property situated in the county of INDIAN RIVER, and State of FLORIDA, being described as follows:

UNIT 308 SOUTH ROBLES DELMAR OAKS OF THE SEA CONDOMINIUM A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED APRIL 19 1976 AND RECORDED IN OFFICIAL RECORD BOOK 556 PAGE 1371 PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA AS AMENDED TOGETHER WITH ALL OF ITS APPURTENANCES INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT THERETO ACCORDING TO SAID DECLARATION OF CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO NATIONAL CITY BANK SUCCESSOR BY MERGER TO FIDELITY FEDERAL BANK & TRUST C/O NATIONAL CITY MORTGAGE BY DEED FROM CLERK OF CIRCUIT COURT RECORDED 03/09/2010 IN DEED BOOK 2404 PAGE 396, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current year and all prior and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1:

Tonya Sanders
Print Name: Tonya Sanders

Witness 2:

Rose M. Donovan
Print Name: Rose M. Donovan

**PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO NATIONAL CITY
BANK, SUCCESSOR BY MERGER TO FIDELITY
FEDERAL BANK AND TRUST**

By: [Signature]
Name/Title: Michael A. Gibson

STATE OF Ohio
COUNTY OF Butler

The foregoing instrument was acknowledged before me this 22nd day of November, 2011 by/as Michael A. Gibson for **PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO FIDELITY FEDERAL BANK AND TRUST**, who executed same on behalf of the said corporation and who did take an oath. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of _____
County of: _____
Print Name: _____

My commission expires:



SHARI L BOWMAN
Notary Public, State of Ohio
My Commission Expires
May 18, 2013



CERTIFICATE

The undersigned, Janet L. Deringer, a duly appointed Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify that:

- (1) the following is a true and correct copy of an excerpt from the By-Laws of the Bank and a true and correct copy of Resolutions adopted by the Board of Directors of the Bank on November 18, 2010;
- (2) that the excerpt from the By-Laws of the Bank and Resolutions described above are in full force and effect as of the date of this Certificate; and
- (3) the following were duly elected to, and are validly acting in, the offices listed opposite each of their names, and each are authorized to act either individually or jointly on behalf of, and in the name of the Bank.

Ferguson, Michael D.	Vice President
Pechiney, James E.	Vice President
Stoutenborough, Douglas D.	Assistant Vice President
Bell, Robert L.	Officer
Bowman, Shari L.	Officer
Brennan, Joseph M.	Officer
Bruns, Jerriann	Officer
Bullio, Leslie M.	Officer
Cross, Maria L.	Officer
Curry, Gretchen J.	Officer
Fortney, Jill A.	Officer
Garcia, Mauricio J.	Officer
Gibson, Michael A.	Officer
Gray, Beverly A.	Officer
Henderson, Stephanie R.	Officer
Karas, Dawn M.	Officer
Parks, Peggy S.	Officer
Waddell, Melissa J.	Officer

Excerpt from By-Laws of PNC Bank, National Association

"Article VI. General Powers of Officers

Section 1. The corporate seal of the Bank may be imprinted or affixed by any process. The Secretary and any other officers authorized by resolution of the Board of Directors shall have authority to affix and attest the corporate seal of the Bank.

Member of The PNC Financial Services Group

Section 2. The authority of officers and employees of this Bank to execute documents and instruments on its behalf in cases not specifically provided for in these By-Laws shall be as determined from time to time by the Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

Board Resolutions Adopted November 18, 2010

RESOLVED, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of The PNC Financial Services Group, Inc. (the "Corporation") or PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

RESOLVED FURTHER, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of the Corporation or of the Bank, and any other officers acting at the discretion of any officer authorized to affix and attest the seal of the Bank, are and each of them is hereby authorized and empowered in the name and on behalf of the Bank to execute, acknowledge and deliver any and all agreements, instruments, or other documents relating to the property or rights of all kinds held or owned by the Bank or to the operation of the Bank, either for its own account or in any agency or fiduciary capacity. Notwithstanding the foregoing, any and all agreements of sale, contracts, deeds and other documentation pertaining to the purchase, sale or transfer of real estate or buildings occupied by the Bank in the transaction of its business shall be executed in accordance with the terms of resolutions adopted from time to time in connection therewith and specifically designating the officer or officers authorized to execute the same;

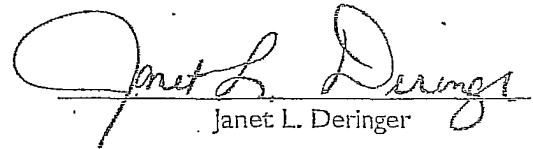
RESOLVED FURTHER, that any officer of the Bank and any non-officer employee of the Corporation or the Bank (or any affiliate of the Corporation or Bank) designated in writing by the Chief Executive Officer, the President, any Senior Vice Chairman, Vice Chairman, Executive Vice President or Senior Vice President of the Corporation or Bank, are each hereby authorized and empowered:

- (a) To sign or countersign checks, drafts, acceptances, guarantees of signatures on assignments of securities, certificates of securities of entities for whom the Bank is acting as registrar or transfer agent or in a fiduciary or representative capacity, correspondence or other papers or documents not ordinarily requiring execution under seal; and
- (b) To receive any sums of money or property due or owing to the Bank in its own right, as an agent for another party, or in any fiduciary or representative capacity and, either as attorney-in-fact for the Bank or otherwise, to sign or countersign agreements, instruments, or other documents related to the foreclosure of residential real estate loans owned or serviced by the Corporation or the Bank or the enforcement of any other rights and remedies with respect to such loans (including, without limitation, in a

bankruptcy or insolvency proceeding), including, without limitation, correspondence, affidavits, certifications, declarations, deeds, substitutions of trustee, verifications, assignments, powers of attorney, sales contracts or any other papers or documents, to execute any instrument of satisfaction for any mortgage, deed of trust, judgment or lien in the Office of the Recorder of Deeds, Prothonotary, or other office or court of record in any jurisdiction, provided, however, that in respect to any mortgage or deed of trust made to this Bank as trustee for bondholders, the foregoing authority shall be exercised only pursuant to and authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk.

RESOLVED FURTHER, that the actions of any non-officer employee on or after October 21, 2010 who was designated in writing by an officer pursuant to resolutions adopted by the Executive Committee of the Board of Directors of the Bank on October 21, 2010, which actions were within the scope of their employment, were not prohibited by applicable law and would have been authorized by the foregoing resolutions except that such actions were taken prior to the adoption of these resolutions, are hereby ratified, approved and adopted in all respects as fully as if such actions had been approved by the Board of Directors of the Bank prior to such actions being taken.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 15th day of March, 2011.


Janet L. Deringer



Robles del Mar

WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that **ROBLES DEL MAR CONDOMINIUM ASSOCIATION, INC.**, a non-profit corporation, existing under the laws of the State of Florida, hereby and herewith, waives and relinquishes its right of first refusal to purchase the following described property presently owned by:

PNC BANK N.A.

(Seller)

and which is being sold by said owner to:

Anthony and Carol Tromba

(Buyer)

the following property:

5601 N. Highway A1A, Suite 308 South, Indian River Shores, FL 32963

This Waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone other than the above named proposed purchaser take title to the same or upon the subsequent sale of the property by the proposed purchaser.

IN WITNESS WHEREOF, ROBLES DEL MAR CONDOMINIUM ASSOCIATION, INC., has caused these presents to be executed in its name and its corporate seal, to be hereunto affixed, by its proper officer thereunto duly authorized this 16th day of, November, 2011.

ROBLES DEL MAR CONDOMINIUM ASSOCIATION, INC.

By: Louis E. Moorman
Louis E. Moorman, President

ATTEST: Gail Long
Gail Long, Secretary

(Corporate seal)
STATE OF FLORIDA COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Louis E. Moorman and Gail Long well known to be the (x) President and (x) Secretary, respectively of the corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under the authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County aforesaid this 16th day of November 2011.

Terry M. Calhoun
Notary Public, State of Florida

Terry M. Calhoun
Print Name - Commission # **DD884891**

April 28, 2013
My Commission Expires

(Notary Seal/Stamp)

